Yesterday's Deals Few in Number and Comparatively Unimportant-Sale of No. 5 East Eighty-eighth Street-The "Commercial" Leases a New Building.

The list of private sales reported yesterday, as on the day before, was a short one. It appears likely, therefore, that the present week will show a marked contraction of business as compared with the previous two this month. However, last week was probably a record breaker for a December week, as considerably over a hundred sales were

The only noteworthy item in yesterday's budget was a sale of No. 5 East Eighty-eighth street by S. Osgood Pell & Co. for George C. Edgar's Sons. It is a new fivestory American basement dwelling on a lot 27.6x100.8, and is one of a row of three recently completed. No. 9 was bought last month by Francis K. Pendleton, who gave in exchange a plot 51.10x100.8 on the north side of Eighty-sixth street, 180.4 feet east of

This plot George C. Edgar's Sons intend to improve. A couple of weeks ago Derrick Lane bought from W. M. Benjamin a plot of three lots adjoining No. 9 East Eightyeighth street on the east. These transactions, taken in connection with other recen

tions, taken in connection with other recent deals, appear to reveal a fairly active demand for property, improved and unimproved, in the Fifth avenue residence district, considering the time of year.

In the section lying between Thirty-eighth and Ninetieth streets and Madison and Sixth avenues there are about forty new houses offered for sale. They range in price from \$160,000 to \$500,000 and their aggregate value is about \$10,000,000. The presence of so large a number of unsold high-priced houses has given rise to some apprehension that the building movement in the Fifth avenue district may have been carried too far. But while purchases of costly residences by capitalists of national fame are less frequent than they were, the supply of expensive East Side houses on the market is gradually growing smaller.

H. Weisstock has sold No. 61 East 132d street, a three-story and basement dwelling, on lot 20x99.11.

The Ruland & Whiting Company has leased for Horace S. Ely & Co. to the New York Commercial for a term of years No. 8 Spruce street, a five-story building, on lot 24x99.20.

Islanda and 24 Mercer st. 24x200.8 \$24x9x20.3: William J A McKim, referee, \$124x9x20.3: William J A Morkim, referee, \$124x20x20.3: William J A Morkim, referee, \$124x20x20. Surface in J A Morkim, referee, \$124x20x20. S

by Twenty-third and Twenty-fourth street and Madison and Fourth avenues.

### To-day's Auction Sales.

Stricth Street, No. 113. north side, 150 feet west of Columbus avenue, 25x100.5, five story flat; executors' sale to close estate of Catharine M. Ward, deceased.

Seventy-third street, No. 200. north side, 135 feet east of Lexington avenue, 25x102.2, four-story flat; executors' sale to close estate of Catharine M. Ward, deceased.

116:

130:

BY BRIAN L. BENNELLT.

126th street, No. 219, north side, 187.6 feet west of Seventh avenue, 12 6899-11, three-story brick dwelling; W. M. Powell and another as trustee, vs. E. R. Taylor et al.; W. M. Powell, Jr., attorney; Benjamin Oppenheimer, referee; due on judgment, \$3,874.95; subject to taxes, &c., \$100.

BY D. PHENIX INGRAHAM.

Bathgate avenue, No. 2181, west side, 200 feet south of 182d street, 21x100, two story frame dwelling; R. R. Brown and another, as trustees, vs. C. H. Conklin et al.; J. A. Lane, attorney; W. H. Warner, referee; due on Judgment, \$4.519.36; subject to taxes, dc., \$312.67.

Westerday's Auction Sales.

By James L. Wella.

Bowery, No. 225. east side, 125.1 feet north of Rivington street, 25 1,184.5, to alley 10 feet wide, x25a33.10x25x48x25x100, two-story brick store and lumber yard on rear. Mutual Life Insurance Company vs. F. J. Schnueg et al.; Davis, S. & A., attorneys. H. Freedman, referee; due on ludgment, 33,047.21; subject to taxes, &c. \$5.6.5c; to James Ajello.

15sth street, north side, 123 feet west of Gerard avenue, 27x130x20x30x7x100, two-story brick dwelling: W. Richards et al. vs. C. B. Little et al.; Helderman & H., attorneys, Ferdinand Eldman, Jr., referee; due on Judgment, \$3.574.24; subject to taxes, &c. \$460 to the plaintiff.

Park avenue, Nos. 2650 and 2652, east side, 591.3 feet south of 144th street, 50x111.9, one and three story brick building. Lambert Suydam vs. L. D. Redman et al.; Quackenbush & W., attorneys, M. S. Guiterman, referee; due on judgment, \$7.58.63; subject to taxes, &c. \$132.03; prior mortgage, \$400.

Adjourned to I. Yesterday's Auction Sales.

BY RICHARD V. HARNETT & CO.

Houston street, No. 426, northeast corner of Avenue D. 22.3x70, two story frame, thrick fronti tenement; L. M. Agostini vs. L. C. Sanxay et al.; Anderson, P. & A. attorneys; Emil Goldmark, referee: subject to taxes, &c. 4873.60; partition; to Lowenfeld & Prager

Avenue C. No. 124, southeast corner of

BY GEORGE R. READ. 142d street, No. 508, south side, 453 feet east of Broadway, 16x90, four story brick dwelling; F. H. Catlin vs. E. H. Lash et al.; Stetson, J. & R., attorneys; P. L. Klernan, referee; due on judgment, 313.-677.42; subject to taxes, &c., \$600; to the plaintiff.

Sith street, No. 682, south side, 100 feet east of Vanderbilt avenue, 16.8x100; two story frame dwelling; Estelie Rossiter, as surviving executrix, vs. J. A. Knox et al.; N. D. Lawton, attorney; J. A. Walsh, referee; due on judgment, \$2.770.48; subject to taxes, &c., \$500; to the plaintiff.

BY PARISH, PIBHER, MOONEY & CO.

Ninth street, No. 30, south side, 430.9 feet west of Pitth avenue: 25.438.11; four story brick dwelling: Margaret Welche vs. Rosalle Schoenberg et al.: Coudert Bros., attorneys: E. B. Frost, referee: due on Judgment, \$14.000; subject to taxes, &c., \$2.910.50; https://doi.org/10.1000/10.1000/10.25.

Thirty fourth street, No. 254, south side, 125 feet east of Eighth avenue, 1928.9; four-story stone front dwelling: New York Security and Trust Company, as substituted trustee, vs. Rosalle Schoenberg et al.: Coudert Bios., attorneys: E. B. Frost, referee: due on judgment, \$10,000; subject to taxes, &c., \$2.373.85.

Adjourned to Dec. 3 BT PARISH, PISHER, MOONEY & CO.

### Adjourned to Dec. 36 Real Estate Transfers.

(South of Fourteenth st.) [The letters q c stand for quit claim deed; b and s, for bargain and sale deed; c a g, for deed containing covenant against grantor only.]
Broadway, 447 and 24 Mercer st, 24x200 8 124.9x200.3; William J A McKim, referee, to Moses Gardner. \$144,000

The Ruland & Whiting Company has leased for Horace S. Ely & Co. to the New York Commercial for a term of years No. 8 Spruce street, a five-story building, on lot 24.5x100, adjoining the Tract House, on the corner of Nassau street. It will receive extensive alterations.

W. L. Sutphin has bought from Joseph W. Smith No. 122 East Twenty-fourth street, a four-story and basement dwelling, on lot 20x87.

Jane Smith has sold to a Mr. Fitzsimons No. 122 East Twenty-fourth street, a four-story brick dwelling, on lot 20x87.6.

M. L. & C. Ernst have sold the plot 225 x100.11, on the south side of 101st street, 100 feet east of Second avenue

Mrs. A. C. Barnes has sold through E. A. Cruikshank & Co. to Mary L. Owens for \$31,500 the four-story brick house, No. 44 Irving place, on lot 28x116x irregular, between Sixteenth and Seventeenth streets.

Stephen McCormick has sold for James McSorley No. 56 West 105th street, a five-story flat, on lot 33.5x100.11 and for Davis Karp No. 304 West 149th street, a five-story flat, on lot 33.5x100.11 and for Davis Karp No. 304 West 149th street, a five-story flat, on lot 53.5x00.11 and for Davis Karp No. 304 West 149th street, a five-story flat, on lot 53.5x100.11 and for Davis Karp No. 304 West 149th street, a five-story flat, on lot 53.5x00.11 and for Davis Karp No. 304 West 149th street, a five-story flat, on lot 53.5x100.11 and for Davis Karp No. 304 West 149th street, a five-story flat, on lot 53.5x100.11 and for Davis Karp No. 304 West 149th street, a five-story flat, on lot 53.5x100.11 and for Davis Karp No. 304 West 149th street, a five-story flat, on lot 53.5x100.11 and for Davis Karp No. 304 West 149th street, a five-story flat, on lot 53.5x100.11 and for Davis Karp No. 304 West 149th street, a five-story flat, on lot 53.5x100.11 and for Davis Karp No. 304 West 149th street, a five-story flat, on lot 53.5x100.11 and for Davis Karp No. 304 West 149th street, a five-story flat, on lot 53.5x100.11 and for Davis Karp No. 304 West 149th street, a five-story flat, on lot 53.5x100.11 (East of Fifth av. between Fourteenth and 110th sta.

story flat, on lot 33.5x100.11 and for Davis Karp No. 304 West 149th street, a six-story apartment house, on plot 5x99.11.

Morris Steinberg has sold No. 41 West Seventeenth street, a five-story tenement, on lot 25x92.

Louis Minsky & Co. have sold to Isidore Leipzig the northwest corner of Avenue D and Third street, a six-story brick building, on plot 32.6x100.

Walter C. Weskoff is reported to have bought No. 49 West Thirty-seventh street, a four-story and basement dwelling, on lot 17x98.9

S. Osgood Pell & Co. have sold a plot at Sands Point, L. I., to W. W. Miller, who will build a handsome residence for his own use.

Miss Caroline T. Burkam is the buyer of No. 37 West Forty-ninth street, the sale of which was recently reported.

Duff & Brown have sold for the Bradley & Currier Company to a Mr. Flannagan a plot 150x195. on the south side of Post street, near Broadway, Yonkers.

William K. Aston has bought from Randolph Guggenheimer a tract of 100 lots, with a dwelling, formerly the property of Herman Schleicher, on Thirteenth street, College Point, L. I.

The Metropolitan Life Insurance Company took title yesterday to Nos. 318 to 322 Fourth avenue, at the southwest corner of Twenty-fourth street. The company now owns the whole of the block bounded by Twenty-fourth street. The company now owns the whole of the block bounded by Twenty-fourth street. The company now owns the whole of the block bounded by Twenty-fourth street. The company now owns the whole of the block bounded by Twenty-fourth street. The company now owns the whole of the block bounded by Twenty-fourth street. The company now owns the whole of the block bounded by Twenty-fourth street. The company now owns the whole of the block bounded by Twenty-fourth street. The company now owns the whole of the block bounded by Twenty-fourth street. The company now owns the whole of the block bounded by Twenty-fourth street. The company now owns the whole of the block bounded by Twenty-fourth street. The company now owns the whole of the block bounded the

L McLean, mtge, \$40,000...egch and

(Manhattan Island, north of 110th st.)

1st av. 2205, n w cor 118th st, 252,75; Donato
Bracco et al to Antonio Bracco, 1-3 part,
mtge \$21,500...

2d av. sw cor 117th st, 58.5x90; Mary J Oliver
to Lydia B Koch, mtge \$16,080...

2d av. w s., 75.6 s 118th st, 25.2x110; Mary J
Oliver to Lydia B Koch
5th av. n w cor 136th st, 25x3x10; Mary J
Oliver to Lydia B Koch
5th av. n w cor 136th st, 25x3x10; Mary J
Oliver to Lydia B Koch
5th av. n w cor 136th st, 25x3x10; Mary J
Oliver to Lydia B Koch
5th av. n w cor 136th st, 25x3x10; Mary J
Oliver to Lydia B Koch
5th av. n w cor 136th st, 25x3x10; Mary J
Sth av. 2180-84, w s. 50x110; Lawrence J Rock
to Leo M Lehman, mtge, \$50,000

Broadway, s e cor 157th st, 99.11x475; Charles
H Kerner to Atlantic Realty Co
Madison av., 1696, w s., 25x100; Edward Schnell
et al., heirs to Margaretha Bock, mtge,
\$17,000

St. Nicholas av. 806, w s., 23xx116.5x23x111.5;
Frank M Brennan to Hyman Kohen, intge,
\$25,000

111th st, 29 E, 25x100.11; Lillian Ripp to Max
Cohen, mtge, \$16,000

12d st, 3-5, n s. 100 w Mount Morris Park
West, 50x100.11; George W Korm to Jacob
Holzman, 15 part, mtge, \$45,000

142d st, 528 W, 40,6399.11; Ella A Jennings to
Dennis D McKoon, b and s, c a g

M. Ward, deceased.

BY GEORGE B. BRAD.

BY GEORGE B. BRAD.

Grand street. No. 62. north side. 100 feet west of Wooster street. 25x100. seven-story brick store (No. 1): Metropolitan Life insurance Company vs. W. H. Redneld et al., Ritch, W., B. 6B., attorneys: R. C. Cummings, referee; due on judgment, \$52, 283.42; subject to takes, &c., \$1, 96 fit.

West End avenue, No. 239. southwest corner of Seventy-first street, 19.5x21.0, five story brick dwelling (No. 2): Metropolitan Life insurance Company vs. W. H. Redneld et al., Ritch, W., B. & B. attorneys; J. H. Wilson, referee; due on judgment, \$13,994 04; subject to taxes, &c., \$988.5.

Convent avenue, No. 78, 24 11 feet north of 144th street, 25x94.5, three story brick dwelling (No. 3): Metropolitan Life insurance Company vs. W. H. Redneld et al., Ritch, W., B. & B. attorneys; G. S. Ludlow, referee; due on judgment, \$16,171.17; subject to taxes, &c., \$5472.58.

Fiftyelgith street, No. 339, south side, 40 feet west of Seventh avenue, 25x100.5, five-story brick flat: S. M. C. Livingston vs. J. J. Buckley et al., E. de P. Livingston, attorney; P. L. Klernan, referee; due on judgment, \$15,549.5; subject to taxes, &c., \$1,90.25.

BY HERBERT A. BHERMAN.

Fifth avenue, No. 2193, east side, 74.11 feet south of 134th street, five-story brick flat: S. M. C. Livingston vs. J. J. Buckley et al., E. de P. Livingston, attorney; P. L. Klernan, referee; due on judgment, \$15,549.5; subject to taxes, &c., \$1,90.25.

BY HERBERT A. BHERMAN.

Fifth avenue, No. 2193, east side, 74.11 feet south of 134th street, five-story brick bullet to daxes, &c., \$1,90.25.

BY HERBERT A. BHERMAN.

Fifth avenue, No. 2193, east side, 74.11 feet south of 134th street, five-story brick bullet to daxes, &c., \$1,90.25.

BY BEYAN L. KENNELLT.

128th street, No. 219, north side, 1876 feet west of Seventh avenue, 12 8089 11 three story brick west. Same property; Andrew Wachter to Lizzie Model s. 1, 100 w St Ann's av, 75x75x77.10x 95.8; Solomon Moses to Lawrence J Rock, mige \$4,000 ... 182d st, 775 E, 17x100; Selma Moebus to John Helm, b and s. 194th st, a s, 19 w Stebbins av, 20x73.6; A D Parker to William P Case. 184th st, a w cor Stebbins av, 19x73.6x40.10x 77; A D Parker to William P Case. 164th st, a s, 30 w Stebbins av, 23x73.6; A D Parker to William P Case. Lot 1, map lots G Hunt estate; Catharine Hunt to Thomas Scott.

Recorded Leases.

6,000

7.200

Recorded Leases.

Boston rd, s w cor 178th st; Patrick Rice to Thomas P Hughes, 5 yrs.

Broadway, 1404 06; Sam S Shubert and and to J H Morton, 5 yrs.

11th av, s w cor 49th st, 25x75; Michael Daiy and and to Thomas E Green, 5 yrs.

7th av, 281; Albert J Adams, trustee, to James McElroy, 10 yrs

3d av, 1785, n w cor 99th st; Louise Ellis to Peter Lennon 5 yrs.

Courtlandt st, 33; Emma H Naething to Daniel J Sprague, 10 yrs.

Courtlandt av, 800; n e cor 158th st; Samuel Hahn to Joseph Nester, 3 yrs.

Elizabeth st, 203; Faust D Matzon, attorney, to Salvatore Plescia, 44 yrs.

### Recorded Mortgages. (South of Fourteenth at.)

(South of Fourteenth st.)

[Where no interest is stated read 5 per cent.]

Broadway, 447, also Mercer st. 24, Moses
Gardner to John F B Mitchell et al. 1 yr.
45 per cent

Broome st. 4415 48; Abraham Mevens and
ano to Lawyers' Title Insurance Co.
1 yr. 11,000

Canal st. n s. 21 w Elizabeth st. Margaret A
Butto (for nerty. Gliest to Title Guarantee
and frust Co. due Nov 17, 1907, 4 per cent
Cherry st. 32, also Interior bit at neor pareel
No. 1, also Cherry st. 34; Bernard Goiden
to Henry De F Weckes, due Jan 1, 1904,
6 per cent
Wasnington st. n w cor North Moore st.
Stewart C Alger to Title Guarantee &
Trust Co, due Dec 10, 1905, 4 per cent. 15,000

5th st. 618, s s. 248.7 e Ave B: Kolabachow Teltelbaum Verbruderungs Verein to Katharina Koch, due Jan 1, 1908, 4 14 per Katharina Koch, due Jan 1, 1908. 4 ½ per cent
Same to Chebra Kadesha Talmud Thora, prior mige, \$11,090,6 yrs, 6 per cent
7th st. 114. Max Lancet to Morris Kahn, prior mige, \$39,000, 5 yrs, installs, 6 per cent
sth st. 259-305 E. Nathan Silverson to Sender Jarmulowsky, 1 yr, 6 per cent
9th st. 40, s s, 252.4 e University pl. lease hold; Adolph Weinhandler to Harry W Brodle; installs, 6 per cent

EAST SIDE. (East of Fifth ar, between Fourteenth and 110th sts (East of Fifth ar, between Published 12d av, n e cor 32d st. James Dorls to David
M Kochler, prior mtg. \$21,000, 1 yr, 6 per

\$4,500 M Koenler, prior mtg. \$21,000, 1 yr. 6 per cent.

2d av. n e cor 32d st. James Doris to Equitable Life Assurance Society, due Jan 1, 1994, 4% per cent.

2d av. 1623-25. Ada F. Reid, Gormerly Kitching, to Mary R Fitzpatrick, 3 yrs.

21st st. 338-40 E: Samuel Parmass and ano to Max Lipman and ano, prior mtges, \$25,50 1 yr. 6 per cent.

Same to same, same property: prior mtges, \$15,000, 1 yr. 6 per cent.

43d st. s. 225 w 2 av: Charles V Schmidt to Charles Schutte, 1 yr. 4% per cent.

22d st. 320 E: Harris Blankstein to Meyer Gold, prior mtge, \$9,000, 3 yrs. 6 per cent.

65th st. n e cor Park av; John M Carrere to George E P Howard, prior mtg, \$27,500, due June 1, 1905, 4% per cent gold. WEST SIDE. (West of Fifth av, between Fourteenth and 110th sts.

Amsterdam av. s e cor 76th st. Thomas Cullinan to Denis Horgan, 3 yrs.
Columbus av. n e cor 78th st. Martha Holmes et al to Joseph O Totten, 2 yrs. 4 per cent.
32d st. n s. 150 3e sth av. William F Donnelly to Marion E Van Dyke, 1 yr. 6 per cent.
4th st. 135 W. James W Henning to Lawyers'
Title Insurance Co. 1 yr. 44; per cent.
27,000
19th st. 225 W. Mar. Casson to Albert R
Smoot. 1 yr. 2000
19th st. 225 W. Glovanni B Ughetta to Title Guarantee and Trust Co. 3 yrs. 4 per cent.
15,500
15th st. 226 W. Glovanni B Ughetta to Title Guarantee and Trust Co. 3 yrs. 4 per cent.
15,000
15th st. 25th W. Josephine Crump to Sarah Uperkins, prior mige \$1,000, 1 yr.
15th st. n s. 200 W West End av. Max Vogel to Seamans Bank for Savings 3 yrs. 4 per cent.
150,000
15th st. n s. 200 W West End av. Max Vogel to Seamans Bank for Savings 3 yrs. 4 per cent.
150,000 amsterdam av. s e cor 76th st. Thomas Cul-

4 laper cent 8 s. 275 e Broadway; same to same, 44 per cent 8 s. 375 e Broadway; same to same, (Borough of The Brong.)

Evelin pl. s.s. 175 w Jerome av: Otto Nicolai to Margaret J Thompson, 5 yrs. 6 per Evelin pt, 8s. 1as w serome av. tot Arcolar
to Margaret J Thompson, 5 yrs, 6 per
cent.
Hoffman st, 2406-08; Jennie Feinblatt to
Leila H B Kissam, 3 yrs, 6 per cent.
Hughes av, e. 8, 30-17 n Isist st, Lizzle Barber to Sophie Knopper, 3 yrs, 6 per cent.
Lafontaine av. n. e. cor 180th st, James Dorls
to David M Kochler, prior intge \$10,000,
due Dec 16, 1903, 6 per cent, collateral
164th st, s w cor Niebbins av.; william P Case
to Neille Luning, 3 yrs
Same property, same to Andrew D Parker,
prior intge, \$10,000, due June 15, 1903, 6
per cent
164th st, s s, 19 w Stebbins av.; same to Nettle
Luning, 3 yrs Luning, 3 yrs
Same property; same to Andrew D Parker,
prior mige \$6,500, 6 mos, 6 per cent
164th st, s s, 39 w Stebblns av, same to Nettle
Luning, 3 yrs
Same property; same to Andrew D Parker,
prior mige \$7,000, 6 mos, 6 per cent

### Mechantes' Liens

58th st. n e cor 6th av. 160x160; William M Crane Co vs. Mela Realty Co. 500.00 Sth av. 225-27, and 27th st. 2 E: A C Grimm vs. Frederick A Wahl and ano 182.00 Cherry st. 32: Auser Melsel et al vs. Bernard Golden and ano 116.00 Cherry 81, 32, Auser Meisel et al v8 Bernard Golden and 200. Cherry 81, 297-3 33, and Water 81, 542 48; Max Lensky v8 Jacob Leader et al. 1.198.00 Beach av, 151-53; Louis D Rehman v8 Annie Chisling 115.00 115.00

Building Loan Contracts. Freeman st. n w cor Chisholm st. 100x95; Lucy G Barnard loans Nellie A Lavelle

Lucy G Barnard loans Strike and ano Strike and ano Sth st. 290-305. Sender Jarmulowsky loans Nathan Sliverson 40,000
21st st. 338-40 E. Max Lipman and ano loan Samuel Parnass and ano 18,000

Satisfied Mechanics' Liens.

Woodycrest av. w s. 221.7 s 188th st, 75x89.9x irreg: Church E Gates & Co vs George Coller, Dec 12, 1902 Science Coller, Dec 12, 1902 Science Coller, Nov 28, 1902 Goods & College Colle

### Foreclosure Suits.

Foreclosure Suits.

114th st. 23 E; Lena Adier vs Jacob Goldstein et al: atty. M H Hayman.

8th av. e s. 49.5 n 154th st. 25.6x100; John Stauf vs Francis J Schnugg et al: atty. W O'Donoghue.

8th av. e s. 74.11 n 154th st. 25x100; William Meyn vs Francis J Schnugg et al: same atty.

14th st. 100 e 3d av. 19x103.3 Germania Life Insurance Co vs Joseph Schwarzler et al; atty. Dulon & R. Road from Westchester to West Farms at the Junction of a street laid down on Map annexed to a deed by William Smith to James Kelly, made by Andrew Findlay, July 5, 1832, 50x81.6x Irreg; Lyvere pl. e s. 10x108.4x Irreg, lots 4 and 7 on Map of building lots in Village of Westchester. Raiph Hickox vs John J Honohan and ano; atty. Noble & C.

### Lis Pendens.

William A Bryan action to set aside a deed, atty. A E Sumner.

Harlen River, n e cor 152d st. 200x500; Edward Berrian vs Robert H Reld et al action to establish a lien; atty. J E Gaynor.

19th st. 517 25 W. leasehold; Consumers Biscuit & Manufacturing Co vs John W Callahan and ano, action to impress a trust; attys, Salter & S.

Plans Filed for New Buildings.

Plans Filed for New Buildings.

BOROUGH OF MANHATTAN.

St Nicholas av. e. s. 101 s 133d st; six story flat; Realty Co. of New York, 140 Nassau st. owner; Moore & Landsledel, 148th st and 3d av. architects cost.

120th st. 1-5 w. 2d av. one and four story school; city of New York, owner; C. B. J. Shyder, 500 Park av. architect; cost.

1 Division and Attorney six, n. e. cor; six story tenement and stores; Samuel Greenstein, 123 Orchard st. owner; G. F. Pelham, 503 5th av. architect; cost.

3th av. architect; cost.

3th st. 122-24 E. two four story and basement dwellings; W. R. S. Martin, Greenwiell, Conn., owner; R. S. Townsend, 29 E. 19th st. architect; cost.

BOROUGH OF THE BRONX.

Chisholm st., w.s. 95 n. Freeman st; three two-story dwellings; William T. Eavelle, 1175 Hoe av. owner and architect; cost.

Preeman st. n. s. 25 w. Chisholm st. three two-story dwellings; Louis V. Lavelle, owner and architect; cost.

West Farms road and Unionport road, n. e. cor; one-story car shed; New York, New Haven, Conn., owner; William Henderson, West Chester, architect; cost.

151st st. n. s. 150 e. Courtlandt av. rear; two-story stable; William Blemenauer, 615 E. 151st st., owner; A. F. A. Schmitt, 604 Courtlandt av., architect; cost.

Porest av. w. s. 150 s. Home st; six three-story dwellings; Crockett & Hamilton, 2 E. 58th st., owner; W. C. Dickerson, 3d av and 149th st., architect; cost.

Anthony av. e. s. 25 s. 189th st; three story tenement and store; Felice Resergul, 366 E. 115th st., owner; same architect; cost.

Plans Filed for Alterations.

Plans Filed for Alterations. MANHATTAN AND THE BRONX.

[Items under \$1,000 omitted.]

5th av, 172: Improvement to lofts and store:

H. G. Lytton, Chicago, Ill., owner: Alfred
Zucker, 32 Waverly place, architect; cost. \$30,000

Park av, e. s. 125 n 168th st. Improvement to
factory: American Silk Label Co. premises, owner: A F A Schmitt, 694 Courtlandt
av, architect, cost. 5,000 MANHATTAN AND THE BRONX.

REAL ESTATE.

## VIRCINIA LAND.

W. R. Broaddus of West Point, Va., is offering for sale an entire village, ON SALT water, Va., with 12 buildines to start with and land enough adjoining for from 40 to 60 farms. Baitimore, Md. steamers land on the farm There is timber enough to build a large town on the land. Very fine opyster and fishing business is done there already which can be greatly increased. The store, P. O., Tel. O. and Wharf are now paying 8% ins. and can be increased very much. much.
Write Mr. Broaddus for full particulars. Owner
of the said wharf has free transportation to and
from Baltimore, Md., on account of the wharf.
See his ad. in another column.

CITY REAL ESTATE.

### William M. Cruikshank. Edward A. Cruikshank Wm. Cruikshank's Sons REAL ESTATE, 51 LIBERTY STREET.

74TH ST.—Three story and basement stone dwelling, 17x100, \$10,000.
BUECK & CRAWFORD, 503 5th av. \$ BEST SECTION HARLEM Four corner lots,

CITY REAL ESTATE.

SPECIAL.

FIVE STORY, 20 FEET, AMERICAN BASEMENT, ON FIFTH AVENUE NEAR 42ND STREET. CAN EASILY BE AL-TERED FOR BUSINESS PURPOSES, FOR SALE OR RENT.

FRED'K ZITTEL

### The Lawyers' Title Insurance Company of New York

37 Liberty St., Manhattan. 38 Court St., Brooklyn.

Lends money on Bond and Mortgage in any amount at lowest rates of interest and at moderate cost.

CAPITAL and \$8,000,000

Apartment House Owners,

ATTENTION! I am about to open a general real estate office on upper West Side; have had ten years' experience in caring for reality, and will take complete charge of apartment houses on very liberal terms; would take small apartment for services, and pay ad-ditional cash if necessary; first-class references and bonds. Address EXPERIENCED, box 127 Sun office

A. W. McLAUGHLIN & CO. Brokers and Pealers in Mortgages. 128 BROADWAY.

BRICK 5 STORY TENEMENT, East Side, 94th st., near 2d av.: Income, \$2.500; price, \$21.000; mortgage \$13,000; must be sold.

GUISLIN, 294 7th av FROM BATTERY TO 14TH ST., INCLU-

A SIX-STORY FACTORY BUILDING.
50x119. near City Hall: for sale at a bargain; complete power plant: immediate possession.
RULAND & WHITING CO..
5 BEEKMAN STREET.

DESIRABLE HOUSES, 8th st. to 12th st., in FOLSOM BROTHERS, 835 Broadway.

ABOVE 14TH ST., 5TH AVE. TO EAST RIVER EAST 64TH ST. NEAR LEXINGTON-Four story with extension: \$22,500. W. ALANSON ALEXANDER, 503 5TH AV.

DESIRABLE RESIDENCES near 5th av.; betwee 54th and 72d sts.; tempting prices.
FOLSOM BROTHERS, 835 Broadway.

ABOVE 14TH ST., 5TH AVE. TO NORTH RIVER.

COLUMBUS AV., CORNER-Two families on foor; all improvements, rentals, \$6,200; price, \$68,000. P. C. ECKHARDT, 693 9TH AV. BOROUGH OF BROOKLYN-SALE OR

THE FINEST

214-story and basement brownstone house in 23d ward at the price; 11 rooms and bath; all hard wood; gas grates; lurnace; parquet floor; open plumbing; shower bath; everything up to date; mortgage, 35,000. Want an offer, Apply to BOERUM & HENRY.

409 Summer Av., cor. Halsey St.

Office open evenings.

SELECT APARTMENTS.

ABOVE 14TH ST., EAST SIDE. 72D ST., 362 East—Apartments, two, three and four rooms; all light: bath, hot water; moders improvements; \$6.50 to \$13.75.
FOLSOM HROTHERS, \$35 Broadway.

APARTMENT HOTELS.

### THE WESTMINSTER APARTMENTS ABSOLUTELY FIREPROOF.

PARLOR, FOUR BED ROOMS AND ved in the apartments or in the hotel dining WESTMINSTER HOTEL,

One Block From Union Square, N. Y.

The quiet and privacy of a home combined wit the conveniences and independence of a city hote T. THOMPSON, Manager.

HOTEL BELLECLAIRE. BROADWAY AND 77TH ST. OPEN DECEMBER 20. APARTMENTS TO LET-FURNISHED. ABOVE 14TH ST., WEST SIDE. BACHELORS OR COUPLES.

159 WEST 34TH ST.

132D ST., 274 WEST, BETWEEN 7TH AND 8TH AVS.—The finest part of Hariem; new; elegant model BACHELOR APARTMENTS.

Auction Sale Saturday, Dec. 20 (at noon). SUBURBAN PROPERTY. Fine chance for investment.

Titles insured by the North Jersey Title Guarante

REAL ESTATE AT AUCTION.

THE CONKLIN ESTATE HACKENSACK, BERGEN CO., N. J. HACKENSACK, BERGEN CO., N. J.

This property consists of beautiful private residence with 8 lots and 52 other lots. Highly improved, Electric Lights, Water, Fine Roads, near Schools and Station. Trolley passes property, all city advantages. Sale on premises—Lunch served before sale.

Free Passes on N. Y., S. & W. R. R.

Get maps, passes and further particulars from

W. E. TAYLOR, Auctioneer,
123 Liberty St., N. Y.

(Tel. 6029-A Cort.)

(Tel. 6029-A Cort.) N. B.—If stormy, sale will take place in Conking Residence (Steam Heated).

D. PHOENIX INGRAHAM, Auct'r, Supreme Court Foreciosure Sale, will sell at auction, at the New York Real Estate Salesroom, 111 Broadway, THURSDAY, Dec. 18, at 12 o'Clock. Nos. 330, 332, 334, 336, 338 and 340

WEST 17TH ST., oix five-story brick tenements, each 25x abt. 80x92, three families on a floor in each house. 70 per cent, can remain on bond and mortgage at 41/2 per cent. Messrs. STANTON & HOPKINS, Attorneys for Plaintiff, 31 Nassau St. Telephone 5398—Cort. For maps and particulars apply to the auctioneer, 111 Broadway. Telephone 2481—Cortlandt.

R. E. SIMON, AUCTIONEER, L. J. PHILLIPS & CO., AUCT'RS, Thursday, Dec. 18, 1902, N. Y. Real Estate Salesroom, 111 Broadway No. 318 WEST 14TH STREET. A four-story stone private dwelling on lot 25x105 1. For maps apply to the Auct'rs, 108 B'way, N. Y. C

DWELLING HOUSES TO LET.

TO LET FOR BUSINESS PURPOSES. OFFICES TO LET

Bank Bullding, and several on Broadway RULAND & WHITING CO., 5 BEEKMAN ST.

DUFF & CONGER BUILDING.

STORES, lofts, buildings, offices, exceptionalisme list; this and other desirable localities.

FOLSOM BROTHERS, 835 Broadway. SPLENDID LOFT over large store, plate glas cont, size, 37x90, steam heat, electric elevators ent, \$1,200; fine location. 244-246 West 23d. FINE FOURTH FLOOR, 25270; windows front and rear; holstway; rent, \$35. 7 Barclay st.

REAL ESTATE-OUT OF THE CITY WESTCHESTER COUNTY-SALE OR RENT.

8 ROOMS AND BATH, lot 50x100; near station; cheap. OWNER, 52 WEST 1ST ST., MOUNT VERNON.

NEW JERSEY-SALE OR RENT.

FOR SALE—Rutherford, N. J., splendid large il room house, barn, carriage house, fine lawn, shade and fruit trees; this property is on two main roads and would make a paying road hotel. G. H. DREW, 115 16th av., Paterson, N. J. NUTLEY, N. J.—Houses for sale and to rentiots, plots and acres.

DUFF & CONGER, 86th St. and Madison av.

FOR SALE -ENTIRE VILLAGE.

12 dwellings and outhouses, 886 acres fine high and; 100 acres oysters; several \$1,000 worth good dimber: large select orchard; store, post office, telphone office and steamer what; lovely view; fine ishing, oystering, crabbing, bathing and salling; store and wharf will pay 8% ins on the investment. W. R. BROADDUS, West, Point, Va. Owner has tree transportation for self and family to and from Baltimore, Md., on account of the wharf.

FURNISHED ROOMS TO LET. East Side.

MADISON AV., 155—Parior floor suite; corner house; private bath; meals served in rooms; private service. West Side.

Handsomely furnished rooms, singly and ensuite; high class accommodations; superior cuisine; table board; excellent service. Telephone No. 4255—18th 44TH ST., 212 WEST-Newly furnished rooms for gentlemen; private family; all conveniences; tele

70FH ST., 235 WEST-Large and small room, seautifully furnished; modern residence; splendid onweniences, select residential location, near cle-rated station; private family. W. B. McVICKER. 82D ST., W., 174-Large, well heated, cheerfu 119TH ST., 371 WEST—One room or two; connected; southern exposure; steam, gas, hot water COLE.

BOARDERS WANTED.

1-Attractive suites, single rooms, with and with out board: references. Leland Board Directory 2 West 33d st. East Side.

ST. ALBAN'S. 7 EAST 31ST ST.—Rooms, single, en suite, with private baths; doctor's office; dining from, parlor floor; electric light; excellent table board.

HELP WANTED-FEMALES. R. H. Macy & Co. want several neat

and tidy cash girls. Apply to Sup't, at rear entrance on 34th St. BOOKBINDERY Experienced operator wanted on Smythe sewing machine. GEO. McKIBBIN & SON, 35 Park st., near cor. Duane and Centre sta. BOOKBINDERY — Experienced hand folders canted on printed work. GEO. McKIBBIN & SON. 5 Park st., near cor. Duane and Centre sts.

LADIES, writing at home evenings, \$7 per seek; particulars free to all. Send addressed avelope. FILEERT, Dept. W. 71, box 1411, Philaciphia, Pa. LADIES WANTED EVERYWHERE, copy lettio thousand; send addressed envelope; particulars and copy. Address GUARANTEE, Dept. W. 71, cox 1362, Philagelphia, Pa. PLAIN SEWING AT HOME, 80 per week; ma-terials sent everywhere free; steady work. Send addressed envelope for particulars. DU PONT, Dept. W. 71, lock hox 1382, Philadelphia, Pa.

HELP WANTED-MALES. R. H. MACY & CO. want several neat and rapid sheet writers; only those who are thoroughly experienced on who are thoroughly experienced on Table 19 Supply to Supply t drivers' sheets need apply to Sup't del'y, 34th st. entrance driveway.

R. H. Macy & Co. want several Boys of neat appearance — over 16 years of age—for their delivery wagons; apply to Sup't of Delivery, at rear end of building.

R. H. MACY & CO. want several young men to pack toys. Apply at Manager's Office, rear entrance on STUDIO, 401 West 33d st., cor. 9th av. R. H. MACY & CO. want several

young men as tracers in their inquiry dept. Apply to Supt. of Delivery; 34th st. entrance at driveway. R. H. MACY & CO, want several experienced packers; also bric-a-brac,

Apply at driveway, 34th st. entrance. R. H. Macy & Co. want several neat and tidy Cash Boys; apply to Sup't at rear entrance on 34th St.

COMPOSITOR—Capable, reliable young man in small job office; steady place to right man; state age, experience and wages wanted. WILSON, box 181 Sun office.

EXPERIENCED SHIPPING CLERK and porter in lithographic shop; permanent position and good pay. LEHURAY & CO., Inc., 238 William st. WANTED—By a dry goods commission house a boy to learn the business; one residing with his parents preferred. Address P. O. box 344. YOUNG MEN EVERYWHERE, copy letters, some evenings, \$7 week. Send addressed enclope for particulars. FILBERT, Dept. W. 71, sox 1311, Philadelphia, Pa.

SITUATIONS WANTED-MALES.

HAVING RECENTLY SOLD INTEREST in business here, am seeking permanent connection with reputable concern; am 37; of New England ancestry: 17 years' experience as clerk, leashier, treasurer and manager; experienced in railroad, manufacturing, mercantile and mewspaper lines; can furnish any bond needed; highest possible references as to character and capability; exceptional organizing and executive ability; accustomed to meeting men of affairs and have done considerable successful promoting; would like to form connection with large concern where includence, industry and integrity will assure adequate compensation, present and future. Address ABILITY, box 131 Sun office. BOOKISINDER—A first class job forwarder with 10 years experience, having some experience in finishing; sober and honest worker. New York ex-perience; would like steady altuation; cover, leather or cloth work; best of reference. GEO, F. BRIGGS, 114 Market st., Poughkeepsle, N. Y.

NEWSPAPER MAN (26), of more than ordinary ability, open for engagement as editor or special writer on daily or Sunday paper; seven years' experience; any location. EDIT, box 142 Sun office.

DRESSMAKING MILLINERY A.—HOUSES, unfurnished and furnished, in desirable localities; rent \$1,200 to \$5,000

FOLSOM BROTHERS, 835 Broadway.

Special offer this week.

MILLINERY AND DRESSMAKING.

PIANOS AND ORGANS.

PIANOS AND ORGANS.

### A CHRISTMAS SUGGESTION Temple Court, Market and Fulton THE PIANOLA

We have prepared for the holiday season a large assortment of Pianolas and Orchestrelles in a variety of choice woods. Your inspection of these instruments is cordially invited. : : :

The AEOLIAN CO., Acolian Hall, 362 5th Ave., near 34th St.

# 6 ROOMS AND BATH: steam heat; lot 50x100; near station; cheap; easy terms. OWNER, 52 WEST IST ST., MOUNT VERNON. FOR SALE—19 pieces of real estate in Mount Vernon at bargain prices. EDWIN W. FISKE, MOUNT VERNON, N. Y. CALL OR WRITE FOR .

HARDMAN, PECK & CO., 138 FIFTH AVE., NEW YORK

JACOB DOLL,

GRAND AND UPRIGHT PIANOS,

New Pianos to Rent and Sold on Easy HOLIDAY INDUCEMENTS. 92 FIFTH AVE., NEAR 14TH ST. OPEN EVENINGS. Send for Catalogue. Branch, 197 Market St., Newark, N. J.

THE CHOICE OF THE MUSIC-LOVING PUBLIC.
SPECIAL INDUCEMENTS On used plane SPECIAL INDUCEMENTS on used pitcher makes obtained by exchange.

Easy Terms. Pianos to Rent.
113 EAST 14TH ST.

THE PIANOTIST PIANO PLAYER ROOMS 123 5TH AV., NEAR 19TH ST.

FOR SALE.



Only Store. 32 E. 14THST Open Every Evening Unit XMAS. Edison Phonographs, Victors & Zonophones. Edison Phonographs, Victors & Zonophones.

Most complete 1 honograph store in the country.

Moulded & Wax Records Exchanged
Machines & Records rented, supples greatly reduced during holidays. Store open daily & Sundays
until 11 P. M. Money refunded
if goods are not satisfactory.

VICTOR H. RAPKE.

Main Store: 1061 Second avenue, 1
door above 86th st. Branch Stores;
47 Columbus Ave., N. Y. City.

161 13th Avenue, Newark, N. J.

Billiard and Pool Tables, solidly made; high grade goods. Light-inng, accurate, durable cushions. Decker, est. 1850, 106 East win st. NATHAN'S TYPEWRITER BARGAINS.
Remington No. 8, \$70; No. 6, \$60; No. 2, \$25; No. 3, \$15; Franklin, \$15; Vost, \$20; Hammond, \$20; Bilckendorfer, \$15; Oliver, \$45; Smith Fremer, \$35; Crandall, \$12; Odell, \$5; Densmore, \$25; Edison Mimeograph, \$16; cost \$50; carbon paper, \$125; typewriter ribbons, 35c. NATHAN, 20 Fulton st. UNTIL CHRISTMAS ONLY.

WATCHES. Old ones taken in ex-

500.000 CALENDARS 1903
at less cost than the cardboard, heautiful lithograph
colored designs, embracing 100 different subjects,
as low as \$15.00 PER THOUSAND, INDUSTRIAL MFG. CO., 237 Broadway, room 25. Christmas and New Year Private Mailing Cards. Calendars for Souvenirs and Advertising Purposes Christmas and New Year Cards from 1c. to \$10. JOSEPH ROEHLER, Importer and Manufacturer, 159 Park Row, New York. Open Evenings. housefurnishing and glass packers. BANKER'S rubber stamps, check protectors stencils, indefinite tak, numbers, rubber types, daters, etc. ABRAM AARONS, 22 East 8th 8t., cor. University pl.

ANTIQUES, CURIOS AND SILVER, Old Jewels, sliverware, rare fans, paintings, minia-tures and wrapons, old gold bought at ERLE'S ART GALLERY, 105 West 22d st., near 6th av. GENERAL TYPEWRITER EXCHANGE,

FREE EYE TEST DAILY. 13 GOLD GLASSES, \$1. KEENE, 180 Broadway. GENTLEMEN'S CLOTHING made to order; weekly payments; fine material; fit guaranteed. Room 7, 237 Broadway.

CLOTHING ON CREDIT. Ladies and Gentlemen's, also Furs on install-ments; terms confidential. Address box 53 Sun Harlem office, 119 West 125th st. WEEKLY PAYMENTS—Fine diamonds, watches: guaranteed lowest prices; business confidential.
WATCH SUPPLY CO., Three Maiden Lane.

SODA FOUNTAINS: all styles; easy payments; telephone connections. McCAHILL COMPANY, Hudson and Bank sts. SAFE FOR SALE CHEAP In first-class condition. Inquire 30 Read st.

Watches and Jewelry.

I HAVE TAKEN IN EXCHANGE for real estate HAVE TAKENIN EXCHANGE for real estate 4,000 of diamonds, consisting of one diamond heart, one sunburst, one harvest moon, one brooch with sixteen diamonds, and five solitaires from 1, to 34 carats; also three cluster rings, the above diamonds are blue white and absolutely perfect, and will stand expert examination; must dispose them by becomber 15; cail and secure a BARGAIN.

N. LOPARD, I West the st., hear Broadway.

WEERLY PAYMENTS—Fine diamonds, watches; guaranteed lowest prices; business confidential.

WATCH SUPPLY CO., Three Malden Lane.

COLLEGES AND SCHOOLS. For Young Men and Women-City and Country. REGENTS' and COLLEGE Examinations.

SENFINER SCHOOL, 13 ASTOR PLACE. Day, Evening or Private. Send for Catalogue. REGENTS' AND COLLEGE EXAMINATIONS. N. Y. PREPARATORY SCHOOL, 15 West 43d St., N. Y. Telephone 4696 34, Day, Evening of Private. Send for Catalogue,

The most advantageous offer in America.

Pianos\$1 Week Wilson Piano \$155 Harmony Piano \$175 \$5 down and \$1 a week. No interest is charged for time taken

in making payments. Pianos delivered on receipt of first payment of \$5. Bloomingdales' is the only de-

ing their own piano factory, and thus our facilities surpass any com-We also offer on the same easy terms the following high-grade

Richardson \$195

partment store in the world hav-

Mayers \$165 Walters \$195 With each piano selected we give stool to match and a new style piano cover.

Come and hear the wonderful Pianista Piano Player. You can secure one on easy terms of

\$2 a Week. BLOOMINGDALE BROS., Third Avenue, 59th and 60th Streets

All the new Waters Uprights have 7 1-3 octaves, 3 strings to a note, full iron frame, finest ivory keys, repeating action, and three pedals. They excel in fine tone, solid construction, careful workmanship, and great durability. If you desire to purchase a strictly high-grade piano, with all the improve-

ments, at a reasonable price, call and

see us, or send postal for catalogue of

Waters Pianos, with reduced prices

and terms on our new 3-year system of payments, giving you three years' time on a piano without interest. HORACE WATERS & CO.,

134 Fifth Ave., near 18th St. HARLEM BRANCH, 254 West 125th St., near 8th Ave. OPEN EVENINGS.

JAMES & HOLMSTROM.

23 EAST 14TH STREET.

Beautiful, dainty haby Grands of highest merit.
Colonial, Renaissance and haby Uprights, with or
without our wonderful Transposing Reyboard. Used
Steinway, Chickering and Khahe planos. Rents Sup. O. W. WUERTZ - PIANOS unexerlied in tone, touch and durability; absolutely reliable; factory prices; cash or easy payments; pianos rented; rent allowed on purchase.

1518 THIRD AV., NEAR STH ST.
SEND FOR CATALOGUE. OPEN EVENINGS. GORDON up, tine order, \$75.00. New Gordon up. full size, \$6 mo. \$225 Large assortment. of slightly used Planos Rents \$3 up. or sell easy payments. Send for estalogue GORDON'S, 139 Plith av.

RELIABLE CONNOR PIANOS. For sale and rent casy terms; exchanging; re-patring Open evenings. 4 dast 62d st. BARGAINS Elegant upright plane, \$75; Chickering, \$100; new uprights, \$125; square planed bought and exchanged, tuning and repairing. WINTERROTH, 105 East 14th st., branch 28 5th av., or, 15th st. Otto evenings.

A.—DR. AND MRS. HALE inmediately cure irregularities without operation, pain or use of instruction ments; absolute relief or no charge; specialists as years experience; consultation free confidential established 28 years. Twest lathest. SPECIAL MOTICE Ledies desiring exclusive privace, but who object to visiting an office tuyleling, are institled to call upon the doctor at his clegatic privale house, 125 West Giast., for advice regarding their cases. Consultation free; confidential.